

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, January 25, 2010, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

PETER HOCKING: 16 Clarke Lane, Lot 675 on the Tax Assessor's Plat 10 located in a Residential R-1 One Family Zone and the College Hill Historic District; to be relieved from Sections 200.3, 202.4 and 304 pursuant to Section 200 in the proposed construction of a new second story porch over a new re-build of an existing structure (addition) at the southerly side of the subject property and a new dormer at the westerly side of the property. The existing structure legally contains one dwelling unit. The applicant is requesting a dimensional variance and seeks relief from regulations governing the expansion of a nonconforming structure (nonconforming by dimension) and side and rear yard setbacks for the new porch and dormer. The lot in question contains approximately 1,838 square feet

of land area.

HERMES G. LEAL: 100 Winthrop Avenue (corner Canonchet St.), Lot 647 on the Tax Assessor's Plat 116 located in a Residential R-1 One-Family Zone; to be relieved from Section 704.2(C) in the proposed expansion of the rear yard parking area. The applicant is requesting a dimensional variance and seeks relief from regulations governing the rear yard paving restriction; whereby Section 704.2(C) restricts rear yard paving to 50 percent, the applicant proposes 100 percent pavement coverage. The lot in question contains approximately 3,197 square feet of land area.

THAYER REALTY, LLC, OWNER AND INTERNATIONAL POCKET CAFÉ D/B/A BAJA'S, APPLICANT: 273-275 Thayer Street, Lot 29 on the Tax Assessor's Plat 13 located in a General Commercial C-2 Zone; to be relieved from Section 607.3 pursuant to Section 200 in the proposed installation of a 3'6" x 7'7" projecting sign at 273 Thayer St.(containing an existing restaurant). The applicant is requesting a dimensional variance and seeks relief from regulations governing maximum sign area for projecting signs and maximum total area of all signs. The lot in question contains approximately 4,898 square feet of land area.

NICKERSON COMMUNITY CENTER: 42 & 44 Chaffee Street, Lots 349 & 350 on the Tax Assessor's Plat 62 located in a Residential R-M Multi-Family Zone; to be relieved from Sections 207.1, 304, 701 and

703.2 in the proposed change in the use of the existing structures from 4 dwelling units to 6 dwelling units each and the construction of a rooftop dormer on each building. The applicant is requesting a dimensional variance concerning regulations governing the intensification of use on these undersized lots, minimum lot area per dwelling unit, maximum height for the new dormer at 42 Chaffee St., and relief from the front and side yard requirements for the new dormers. Further relief is being requested for parking; whereby, 12 parking spaces are required and 6-shared parking spaces would be provided between the 2 lots. Lot 350 contains approximately 3,990 square feet of land area, and Lot 349 contains 4,850 square feet of land area.

Pursuant to Section 902.2, the Board will meet as an Appellate Board concerning the following matter:

Appeal from the Decision of the Director of the Department of Inspection and Standards

APPELLANT: Stonehenge Partners, LLC

PROPERTY OWNER: Stonehenge Partners, LLC

PROPERTY LOCATION: 235 Thayer Street, also known as 178-180 Angell Street further identified as Lot 51 on the Tax Assessor's Plat 13 (Property) located within a General Commercial C-2 Zone. The Appellant contends that the legal use of the Property is a restaurant with seating. The Director contends that a restaurant with seating is

not permitted.

7:00 P.M.

J & W ASSOCIATES: 155 Medway Street, Lots 150 & 167 on the Tax Assessor's Plat 15 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 425.2(A), 704.2(A), 705.1 and 705.3 in the proposed construction of a 5-space accessory parking area within the front yard. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front yard paving restriction at Section 704.2(A), which limits front yard paving to 33 percent, the applicant proposes 63 percent (including the existing driveway), minimum size of parking spaces, and entrance & exit to parking spaces. The existing structure legally contains 12 dwelling units. The lots in question together contain approximately 7,405 square feet of land area.

JONATHAN D. RICE-LIVING TRUST OF SANDRA L. RICE: 42 Adelphi Avenue, Lot 638 on the Tax Assessor's Plat 39 located in a Residential R-1 One Family Zone; to be relieved from Sections 704.2(A), 704. 2(B) and 704.2(D) pursuant to Section 200 in the proposed construction of a second driveway and curb cut at the southeast corner of the front yard. The existing structure legally contains 2 dwelling units. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front and side yard paving restrictions; whereby, Section 704.2(A) restricts the

area of front yard paving to 33 percent, the applicant proposes 33.75 percent; Section 704.2(B) restricts paving to one side yard only; and Section 704.2(D) allows only one curb cut per lot. The lot in question contains approximately 3,600 square feet of land area.

WILL HEUBLEIN: 19 Harrison Street (corner Powhatan St.), Lot 234 on the Tax Assessor's Plat 32 located in a Residential R-3 Three-Family Zone and the Armory Historic District; to be relieved from Sections 303-use codes 14 & 14.3, 425.1, 425.2, 426(A) and 426(D) pursuant to Section 200 in the proposed change in use of the existing structure from a warehouse to 6 dwelling units with 4 interior parking spaces and 5 exterior parking spaces. This proposal meets the parking requirement for standard dwelling units; the applicant seeks relief from Section 426(D), the parking requirement for additional live-work space. Further relief is being sought from regulations governing the use restrictions within the R-3 district, provisions for landscaping and canopy coverage, and minimum dwelling size; whereby, some dwelling units would be disproportioned as to the percentage of living space to work space. The lot in question contains approximately 9,627 square feet of land area.

MASHCOMMONS, LLC, OWNER AND RENAISSANCE CHURCH, APPLICANT & LESSEE: 77 Reservoir Avenue (at Adelaide Avenue), Lot 326 on the Tax Assessor's Plat 51 located in an Industrial M-1 Zone. The applicant is requesting a special use permit pursuant to

Section 303-use code 23 in the proposed change in the use of a portion of the existing building from a commercial space (located at the westerly side of the existing structure) to a church totaling 6,535 square feet of gross floor area. There are several other commercial spaces within the structure, which are not a part of this request. The lot in question contains approximately 533,362 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, JANUARY 25, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, ENERO 25, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES

DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2010

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.

Monday, February 22, 2010 at 5:30 P.M.

Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.

Monday, April 26, 2010 at 5:30 P.M.

Monday, May 24, 2010 at 5:30 P.M.

Monday, June 28, 2010 at 5:30 P.M.

Monday, July 26, 2010 at 5:30 P.M.

Monday, August 23, 2010 at 5:30 P.M.

Monday, September 27, 2010 at 5:30 P.M.

Monday, October 25, 2010 at 5:30 P.M.

Monday, November 22, 2010 at 5:30 P.M.

Monday, December 27, 2010 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740, ext. 376